

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PLUNKETT KEVIN K			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
50 WALKER RD			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	911,900	911,900
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Medium	RES LAND	1010	351,400	351,400
Alt Prcl ID		Cyclical 3			RESIDNTL	1010	25,400	25,400	
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 3538		District							
Total Acres .958		Res Exem							
Chapter Lan		Assoc Pid#							
GIS ID F_869732_2847833									
Total							1,288,700	1,288,700	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PLUNKETT KEVIN K	LCC	123926	08-16-2016	U	I	800,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DODGE N P JR & DELPERDANG LESLIE	LCC	123925	08-16-2016	Q	I	800,000	00	2023	1010	714,600	2022	1010	655,600	2021	1010	555,000
MCDONOUGH DONALD E III & MCDONO	LCC	109526	08-25-2006	Q	I	855,000	00		1010	365,500		1010	301,200		1010	252,000
GARY WILLIS J	LCC	97516	06-02-2000	Q	V	615,883	00		1010	14,000		1010	14,000		1010	14,000
BALDWIN JOHN S	LCC	95985	08-12-1999	Q	V	380,000	00	Total								
									1,094,100	Total		970,800	Total		821,000	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	911,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	25,400
Appraised Land Value (Bldg)	351,400
Special Land Value	0
Total Appraised Parcel Value	1,288,700
Valuation Method	C
Total Appraised Parcel Value	1,288,700

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BP-20-47	02-24-2020	BP		5,000		100		EXPAND BASEMENT CLOSET	09-10-2018	SJD			20	Field Review
20010093	03-22-2001	NC	New Construct	22,000	07-12-2002	100		INGR VINYL POOL	06-07-2017	SJD	9		01	Measure - No Entry
19990367	08-18-1999	NC	New Construct	168,000	05-01-2001	100		28X38FFB0.75-FGR-WD	04-12-2013	VGS			20	Field Review
									01-10-2007	KP		1	00	Measure & Listed

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1010	Single Family	PD	Primary	40,000	SF	8.75	1.00000	5	1.00	0050		1.0000	8.75	350,000
1	1010	Single Family	PD	Residual	0.040	AC	35,000.00	1.00000	5	1.00	0050		1.0000	0.80	1,400
Total Card Land Units					0.96	AC	Parcel Total Land Area					0.96	Total Land Value		351,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1424	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Fir		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			974,463
Interior Floor 2			Net Other Adj		73,675
Heat Fuel	02	Oil	Replace Cost		1,048,138
Heat Type	05	Hot Water	Year Built		1999
AC Type	03	Central	Effective Year Built		2008
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		13
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		87
Gas Fireplaces	0		Cns Sect Rcnld		911,900
Sq Ft Fin Bsmt	1000		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1424		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SPL1	Ing Pool - Ave	L	540	64.00	2000	A	70	C	1.00	24,200
SHD1	Shed	L	80	21.00	2006	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,424	1,424	1,424	236.64	336,968
BSM	Basement	0	1,424	285	47.36	67,441
DCK	Deck	0	224	22	23.24	5,206
FGR	Garage	0	576	230	94.49	54,426
FHS	Finished Half Story	532	1,064	532	118.32	125,890
FNS	Finished 90% Story	518	576	518	212.81	122,577
FOP	Open Porch	0	288	43	35.33	10,175
FUS	Finished Upper Story	1,064	1,064	1,064	236.64	251,780
Ttl Gross Liv / Lease Area		3,538	6,640	4,118		974,463

